



## **Lostwithiel Town Council Extraordinary Meeting**

**Thursday 22 April 2021**

### **Meeting Minutes**

An Extraordinary virtual meeting of the Town Council was held on Thursday 22 April 2021 at 7pm.

### **Councillors Present**

Deputy Mayor Ross,  
Councillor Clarke, Councillor Duffin,  
Councillor Guiterman, Councillor Henderson,  
Councillor Hensman, Councillor P Jarrett,  
Councillor T Jarrett, Councillor Lindley,  
Councillor Morgan, Councillor Sweeney,  
Councillor Wisdom.

### **In attendance**

18 members of the public were in attendance.  
Town Clerk Mrs Harris and Administrative Assistant Mrs Doyle were in attendance.

### **285/20 Apologies of Absence**

Apologies of Absence were sent and accepted from the following Councillors –

Mayor Hughes, Councillor Barrass and Councillor Hatton

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**286/20 Declarations of Interest**

Councillor Sweeney declared non-registerable interests in planning application PA21/01948 and agenda item 7 – The Parade.

**287/20 Public Participation**

One member of the public addressed the Council regarding planning application PA21/01948.

**288/20 Minutes 6 April 2021**

It was **resolved** that the minutes of the virtual meeting held on 6 April 2021 are accepted, approved and duly signed by Deputy Mayor Ross.

Votes – 11 votes in favour.

**289/20 Planning application PA21/00038**

It was **resolved** to make the following amendments to the drafted document.

In the National Planning Policy Framework section of the drafted document -

In paragraph 30 add –

The policies in the Lostwithiel Neighbourhood Development Plan (LNP) take precedence ‘where it doesn’t conflict with the National Planning Policy Framework’ namely the objective.....

Paragraph 40 amend typo from ‘this’ to ‘the’.

In paragraph 80 add - ‘In the opinion of the Town Council this proposal has the potential to’ decimate the economy of Lostwithiel Town centre by reducing visitor numbers.

Paragraph 89 – remove -

If this planning application is going to be given further consideration by the Local Planning Authority

In paragraph 170 add

‘The site of this proposal is in an Area of Great Landscape Value’.

Paragraph 174 – remove -

The Council considers if the LPA is going to progress this application

Paragraph 180 – remove -

if the application is to receive further consideration by the LPA

In the Cornwall Local Plan Section of the drafted document –

Policy 4 – add

In the Council's view this proposal has the potential to have an adverse impact on

Policy 23 – add

The proposed site is within an Area of Great Landscape Value.

Policy 26 - remove

if the proposal is given further consideration by the LPA to ensure the

In the Lostwithiel Neighbourhood Development Plan section of the drafted document –

Paragraph 91 – add

Has potential to

Bottom of page 4 – change

Change typo 'does' to 'does not conserve and will have a considerable adverse effect on the historic landscape of the Lostwithiel Battlefields and has a negative impact on the vista from Restormel Castle

Add -

In the Council's opinion

Add

The Neighbourhood plan takes precedence where it doesn't conflict with the Cornwall Local Plan.

Votes – 10 in favour, 2 against.

Full response Appendix 1

**290/20 Planning applications**

**PA20/11003**

Shi On Bodmin Hill Lostwithiel  
Construction of a garage with study  
at first floor level

It was **resolved** to support this  
application.

Votes – 8 in favour, 3 against and 1  
abstention.

**PA21/01838**

2 Coffa Bridge Close Lostwithiel  
Construction of an extension to the  
rear of the dwelling

It was **resolved** to support this  
application.

Votes - 12 votes in favour.

Councillor Sweeney made a statement to Council and then having  
declared a non-registerable interest left the meeting room.

**PA21/01948**

10 Fore Street Lostwithiel  
Retrospective application for a cowl  
in the kitchen roof following  
enforcement EN20/01261 and  
speaking with enforcement officer  
It was **resolved** to object to this  
retrospective application for a cowl  
in the kitchen roof as it does not  
conform to the requirements of the  
Lostwithiel Neighbourhood Plan.  
The LNP promotes and protects the  
heritage of Lostwithiel and this  
property is sited within the LNP  
Character Zone 1 'The core of the  
Medieval Town'. The design is not  
in harmony with the building it has  
been erected on or in harmony with  
the surrounding environs.

Votes – 12 votes in favour.

Councillor Sweeney re-joined the meeting

**PA21/02004**

Land west of 14 Victoria Lostwithiel  
Proposed construction of a detached dwelling and the formation of a vehicular access. It was **resolved** not to support this application. The Council is of the opinion that the building as proposed and the removal of the wall will further dilute the Lostwithiel Neighbourhood Plan's Character Zone 4 which is characterised by cottages. The size of the proposed building represents an over-development of the site will overwhelm nearby buildings. The proposed building projects approximately 2.3m in front of a line formed by the terrace of cottages immediately to SE and number 13 immediately to the NW. These features contravene some elements of policy EH2 of the Lostwithiel Neighbourhood Plan, namely EH2 part a & part b and as stated in one of the LNP objectives page 19: see below  
Objective of the LNP Housing on page 19  
To preserve and enhance the heritage townscape through the sensitive design and layout of housing developments.

## EH2 Protecting the Heritage of the Town

Development proposals that promote and protect the town's heritage through sensitive renovation and conversion of key buildings and historical survivals will be supported. Planning applications should

- a) Demonstrate how proposals have regard for the delineation of character zones in this Plan, how the general design is in harmony with adjoining buildings and the relevant character zone as a whole, and where appropriate and feasible, remedies any negative features.
- b) Ensure that the scale, mass and positioning of any new buildings reflects the purpose for which they are proposed, and not overwhelm noted landmark buildings nearby.

Site levels – There appear to be inaccuracies in the application regarding the land levels shown.

To achieve the site level indicated would require an impracticable amount of excavating, there is therefore a potential for the ridge level of the proposed dwelling to exceed that shown on the application.

Previous application refusal

A very similar application was made to Restormel Borough Council in 2004 and was refused.  
Votes – 12 votes in favour.

**PA21/02168**

2 Queen Street Lostwithiel  
Listed Building Consent for removal of damaged render and repointing masonry with a lime mortar providing a natural stone finish  
It was **resolved** to support this application and to endorse the comments of Cornwall Council's HEP.  
Votes – 12 votes in favour.

**PA21/03605**

3 Carbes Lane Lostwithiel  
T1 Tri stem sycamore  
Works to bring each stem (3 total) back to hedge height  
This application was noted by the Council.

Councillor Sweeney having previously declared a non-registerable interest left the meeting room.

**291/20 The Parade**

It was **resolved** not to approve the erection of the stretch tents, bunting or lights, or the training needed to put up the tent on the Parade until all covid restrictions are lifted (if they are lifted) on 21<sup>st</sup> June 2021. The applicant is asked to contact the Council again closer to 21 June.

Votes – 11 votes in favour.

Councillor Sweeney re-joined the meeting.

**292/20 Cornwall Council consultation**

It was **resolved** not to comments on the European Sites Mitigation Supplementary Planning Document (SPD).

Votes – 12 votes in favour.

**293/20 Lostwithiel Skatepark**

It was **resolved** that although the Council would like to provide recycling bins in the skatepark, unfortunately the Town Council cannot currently get a collection for the recyclable material from public bins. Councillor Mrs Jarrett made the Town Council aware that Cornwall Council is running a pilot scheme collecting recycling material from public bins and the Town Council will monitor feedback data from the pilot when available. In the interim the Town Council will make enquiries regarding providing a water fountain at the skatepark.

Votes – 12 votes in favour.

**294/20 Fun Fair**

It was **resolved** not to agree to the request received to site a fun fair on King George V Playing Field at this present time due to covid restrictions. It was further **resolved** that it was considered that 10 rides would be too many for the space available on King George V Playing Field.

Votes – 12 votes in favour.

The meeting closed at 8.55pm.

Chair

Date



Appendix 1 Full text of response to Cornwall Council Planning relating to Planning Application **PA21/00038**

New Centre for the Teaching and Learning of Agronomy (including a café/restaurant, exhibition spaces, market area, and cookery school)  
20no Holiday Accommodation Units and associated access and parking arrangements – Land at Gillyflower Farm Cott Road  
Lostwithiel Cornwall PL22 0HQ

The Town Council has submitted this response on the basis that Cornwall Council has confirmed that it will consult the Town Council on any further amendments/outstanding submissions relating to this application.

Lostwithiel Town Council objects to this planning application, the scale, prominence and number of proposed buildings in an Area of Great Landscape Value will have an adverse impact on the local landscape and the vista from Lostwithiel into the surrounding countryside.

In the context of the National Planning Policy Framework the Town Council wishes to highlight the following: -

11bii) The Council considers that the adverse impact of this project severely outweighs the benefits, essentially the proposals for this site duplicate the recently announced Eden Project plans to build further education facilities.

30. The policies in the Lostwithiel Neighbourhood Development Plan (LNP) take precedence where it doesn't conflict with the NPPF namely the objective to 'conserve and enhance Lostwithiel's heritage assets and protect and improve positive features which contribute to the townscape. 'and 'To revitalise the retail and commercial activities of the town centre'

39. The applicant did not explore the opportunity of early engagement with the local community

40. The applicant did not engage with the Town Council regarding the scale of the proposed development. This first time that Councillors were aware of the scale of the project was watching a Rick Stein programme on terrestrial television.

41. The applicant neglected to fully consider the potential improvements in transport infrastructure that would be required for the scale of the project and as a consequence revised site access plans are yet to be submitted.

80. In the opinion of the Town Council this proposal has the potential to decimate the economy of Lostwithiel Town centre by reducing visitor numbers to the town and duplicating the offering of local businesses in the retail area of the proposal.

83c). This proposal does not offer 'sustainable rural tourism and leisure developments which respect the character of the countryside'. The proposed hub building is massive and does not respect the character of the countryside. Lostwithiel is in a valley and the proposed hub will dominate views from the town, its environs and views from Restormel Castle. The vast majority of visitors to the site will arrive by car hence the provision for a very large car park.

84. Whilst it is acknowledged that planning 'should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport'. This proposal is not 'sensitive to it's surroundings' it would have an unacceptable impact on traffic and safety on local roads as opportunities to access by foot, cycling and public transport are very limited. This land was previously a golf course which blended with the adjacent farm land, the project as proposed negates this visual.

85. This project has the potential to have a negative impact on Lostwithiel Town centre, as previously stated a number of the retail proposals duplicate offers currently available in the town. There is no provision to connect with the Town centre to encourage visitors to visit whilst in the area. The Town Council in conjunction with the Town Team (membership includes many prominent town organisations including Lostwithiel Business Group) has recently submitted two applications to Cornwall Council's Town Centre Revitalisation Fund ' Town Vitality Funding. The bids set out the Town's vision for revitalising the retail, commercial and creative arts activities of our Town Centre so the experience of local residents and visitors to the town can be enhanced. This proposal replicates much of Lostwithiel's diverse activity, but on a large commercial scale in an out-of-town location with ample parking. The proposal will inevitably draw people away from the town.

87. As paragraph 85 above this site is not well connected to the town centre.

89. The Town Council wishes to request that the applicant is asked to provide an impact assessment to illustrate how in preparing their proposal, they have given consideration to the impact the proposal would have on the catchment area and town centre vitality and wider retail catchment.

102. This application does not promote sustainable transport and has not considered transport issues from the earliest stages of plan making. Final transport plans are yet to be received by the Local Planning Authority.

108 The application does not promote visiting the site by walking, cycling or public transport. Until the final site access proposals are submitted the Council is unable to form a final opinion on safe and suitable access.

109. Final transport proposals yet to be received.

111. The Town Council considers that this proposal would 'generate significant amounts of movement' and therefore requests that the applicant is asked to submit a sustainable travel plan.

128. There has been a clear absence of discussion between the applicant and the local community regarding this proposal.

170. This application does not protect and enhance valued landscapes. The site of this proposal is in an Area of Great Landscape Value. Lostwithiel is in a valley and the proposed hub will dominate views from the town, its environs and views from Restormel Castle. This land was previously a golf course which blended with the adjacent farm land, the project as proposed negates this visual.

174. Consideration should be given in the context of the EIA to the glare from all the glass on the buildings, the lights in the buildings and from traffic travelling to from and around the site. The Environmental impact will not be limited to the confines of the site as it is clearly visible from all sides of the valley, from the A390 and the surrounding countryside.

180. This land is currently green fields the Town Council would like to request that the developer provides a light pollution impact survey.

182. This application does not provide any indicators to reflect how it is intended to 'integrate effectively with existing businesses and community facilities.' Existing businesses will be competing for trade as the proposed retail element of the proposal duplicates a number of existing offers in the town.

189. The Town Council considers this proposal will have a negative impact on the setting of Restormel Castle and the 1644 Battlefields.

194b) The Town Council considers the proposal will harm the 1644 Battlefields.

The Town Council wishes to highlight that the Lostwithiel Neighbourhood Plan will take precedence, where it doesn't conflict with the Cornwall Local Plan. In the context of the Cornwall Local Plan the Town Council wishes to highlight the following: -

Policy 1 ' The Town Council wishes to express concern that throughout Cornwall there have been a number of unsuccessful holiday parks which have sought permission for all year-round residential occupancy to make the site viable. The Council considers the substantial cross subsidy included in the proposal outweighs the benefits.

Policy 4 ' In the Council's view, this proposal has the potential to have an adverse impact on the vitality and viability of Lostwithiel Town centre, some existing businesses will find themselves in direct competition for trade. Furthermore, the size of the proposal is not commensurate with the size of the town.

Policy 5 ' The Town Council does not consider this application is of a scale 'appropriate to its location or demonstrates an overriding locational and business need' furthermore the proposal is not 'accessible by a range of transport modes.' It does not provide 'a well-balanced mix of economic, social and environmental benefits'. The educational offer proposed duplicates an offer proposed for Eden and the cross subsidy required on site negates all environmental benefit.

Policy 6 ' This proposal attempts to construct 20 x C3 units of housing 'outside the physical boundaries of existing settlement'.

Policy 12 ' The applicant has not engaged with the local community in the design process and it is the opinion of the Town Council that the proposal does not work with the natural and historic environment.

Policy 23 ' This proposal in the opinion of the Town Council does not enhance Cornwall's natural environment. The Council considers it is not of an appropriate scale, mass and design and will instigate light pollution in a hitherto from the perspective of the town dark sky, tranquil, relatively undisturbed area. The proposed site is within an Area of Great Landscape Value.

Policy 24 ' The Town Council considers this proposal does not conserve the historic landscape of the Lostwithiel Battlefields and has a negative impact on the vista from Restormel Castle.

Policy 26 ' Lostwithiel experiences flooding and the Town Council would ask Cornwall Council to closely scrutinize the Flood information submitted to ensure the site does not exacerbate flooding in Lostwithiel. The Council considers there is a risk that there will be an increase in surface water run off in Cott Road

Policy 27 -The developer has yet to submit final site access plans.

In the context of the Lostwithiel Neighbourhood Development Plan the Town Council wishes to highlight the following: -

The Lostwithiel Neighbourhood Plan has designated a housing development boundary the assessment criteria for this boundary were as follows: -

' Criterion 1:to confine development to the three valleys formed by the river Fowey, the

Tanhouse Stream and Coffee Lake along the A390 going East out of

Lostwithiel, avoiding upland sites that are highly visible from either the town centre or the surrounding countryside and/or impact on historic assets and their setting.

' Criterion 2: to round-off the existing boundary of the continuous high-density housing;  
to ensure there is convenient access to the town centre and to avoid excessive ribbon development.

' Criterion 3: to maintain existing woodland areas

The proposed project therefore contradicts the ethos of the Neighbourhood Development Plan to confine development to the valleys, to avoid upland sites and not impact on historic assets and their settings. It also attempts to provide 20x C3 units of housing outside the Neighbourhood Development Plan housing boundary.

This proposal does not meet the following objectives of the Lostwithiel's Neighbourhood Plan: -

'conserve and enhance Lostwithiel's heritage assets and protect and improve positive features which contribute to the townscape. 'The proposal is overbearing in an Area of Great Landscape Value it does not conserve and will have a considerable adverse effect on the historic landscape of the Lostwithiel Battlefields and has a negative impact on the vista from Restormel Castle.

'To revitalise the retail and commercial activities of the town centre' ' In the opinion of the Town Council this proposal has the potential to have a negative impact on Lostwithiel Town centre, as previously stated a number of the retail proposals duplicate offers currently available in the town. There is no provision to connect with the Town centre to encourage visitors to visit whilst in the area. Lostwithiel's Town Centre is already struggling and the Town Council with support from Town Team members has recently submitted two funding bids

to Cornwall Council as part of their Town Centre Revitalisation programme.

Paragraph 91 ' This paragraph expresses the 'strong desire in the town to retain a busy and thriving centre for shopping by local residents and visitors and the Town Council supports this desire. Every effort must be made to ensure the survival of the retail centre through ensuring that as many properties as possible remain available for retail use'. The Town Council due to the retail offering included as part of the proposal considers that this proposal has the potential to decimate a number of struggling businesses.

Paragraph 98 ' The Town Council does not consider this overbearing development meets this criterion. It is not a 'sympathetic business venture in the countryside 'which will enhance the local environment and the local economy.

Paragraph 148 ' The proposal is in conflict with this paragraph, the Town Council considers the scale mass and positioning of the buildings overwhelms noted landmark buildings and the town itself.

Paragraph 151 ' The Council considers this application is in conflict with Policy EH2b) Ensure that the scale, mass and positioning of any new buildings reflects the purpose for which they are proposed, and not overwhelm noted landmark buildings

As specified above the Town Council considers this proposal is contrary to a number of National and Local Planning Policies and would urge Cornwall Council to refuse this application. If as LPA you wish any further clarification on any points listed please do not hesitate to contact the Town Council office.